



**Commissioner** Paula Brooks • **Commissioner** Marilyn Brown • **Commissioner** John O'Grady  
President

**Economic Development & Planning Department**  
James Schimmer, Director

**Franklin County Board of Commissioners Rezoning Hearing**  
**Franklin County Courthouse**  
**373 South High Street – 26<sup>th</sup> Floor**  
**Columbus, OH 43215**

**Tuesday, January 8, 2013**  
**10:00 a.m.**

- 1. Call roll for board members**
- 2. Introduction of staff**
- 3. Swearing in of witnesses**
- 4. Approval of minutes from the December 11, 2012 meeting**
- 5. Old Business:**

**A. ZON-10-04 – Lee Brown**

<b>Applicant:</b>	Franklin County Rural Zoning Commission
<b>Jurisdiction:</b>	Franklin Township
<b>Request:</b>	Amending Section 670 of the Franklin County Zoning Resolution, to extend the application of the Smart Growth Overlay to certain portions of Franklin Township, as per the Westland Area Interim Development Framework.

- 6. Adjournment of Meeting to February 12, 2013**



**Commissioner** Paula Brooks • **Commissioner** Marilyn Brown • **Commissioner** John O'Grady  
President

**Economic Development & Planning Department**  
James Schimmer, Director

**MINUTES OF THE  
FRANKLIN COUNTY BOARD OF COMMISSIONERS  
REZONING HEARING**

**Tuesday, December 11, 2012**

The Franklin County Board of Commissioners convened on the 26th floor of the Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, December 11, 2012.

Present were

Paula Brooks, Chairperson  
Marilyn Brown, Commissioner  
John O'Grady, Commissioner

Franklin County Economic Development and Planning Department:

James Schimmer, Director  
Lee Brown, Planning Administrator  
Anthony Hray, Planner

Chairperson Brooks opened the hearing.

The first order of business being approval of the minutes of the November 13, 2012, meeting. Commissioner Brown made a motion to approve the minutes. It was seconded by Chairperson Brooks. The motion passed by a vote of two-to-zero. (Commissioner O'Grady joined the hearing.)

**NEW BUSINESS:**

The next order of business being Case No. ZON-12-15. The applicant is Weston Town Center. The township is Franklin Township. The location is 4279 West Broad Street, 185 Georgesville Road, and 4311 Shoppers Lane. It is 67 acres. And the request is to rezone from the General Industrial District to the Community Service District. Mr. Anthony Hray read and presented the case to the Board of Commissioners. Commissioner O'Grady made a motion to approve Case No. ZON-12-15 with the following Staff condition:

1. The applicant must combine the landlocked lots (parcels 140-007414 & 007413) with parcel 140-003370 to obtain the required public street abutment under the Community Service (CS) District regulations.

It was seconded by Commissioner Brown. The motion was approved by a three-to-zero vote.

There being no further business coming before the Franklin County Board of Commissioners, Chairperson Brooks adjourned the hearing at 3:55 p.m.

Minutes of the December 11, 2012, Franklin County Board of Commissioners hearing were approved this 8th day of January, 2013

\_\_\_\_\_  
(Signature)

## ***STAFF REPORT***

Board of Commissioners – January 8, 2013

### **Case ZON-10-04**

Prepared by: R. Lee Brown

<b>Applicant:</b>	Franklin County Rural Zoning Commission
<b>Township:</b>	Franklin Township
<b>Request:</b>	Amending Section 670 of the Franklin County Zoning Resolution, to extend the application of the Smart Growth Overlay to certain portions of Franklin Township, as per the Westland Area Interim Development Framework.

### **Summary**

Staff is seeking an amendment to the Franklin County Zoning Resolution to modify the commercial development regulations in the Westland Area. The regulations follow through on a commitment to jointly work with the city of Columbus to use the anticipated Westland-area casino as a catalyst for area-wide redevelopment. The amendment complies with the area's applicable planning document, the Westland Area Interim Development Framework. Staff recommends approval.

### **Process**

Upon passage of State Issue 2 in 2010, the location of the proposed Columbus casino was moved to the former GM/Delphi plant at West Broad Street and Georgesville Road. Area stakeholders stated a strong desire to see the anticipated \$400 million investment spur successful, sustainable area-wide redevelopment.

A group of business owners and property owners approached Columbus and Franklin County to communicate the desire to see improved commercial development standards in the casino area. The City and County agreed to work jointly toward revising these standards. The Smart Growth Overlay delivers on that agreement.

To inform property owners of the proposed regulation, we directly mailed easy-to-understand information to each owner and invited them to a public workshop we conducted in November 2010. At the workshop, we answered questions and generally received positive feedback.

### **Regulatory method**

Since the Smart Growth Overlay already exists in the Franklin County Zoning Resolution, the proposed amendment simply adds the Westland Area-specific streets to the applicability section of the regulation, namely Georgesville Road, Industrial Mile Road, Phillipi Road, West Broad Street and Wilson Road.

### **Regulation summary**

The Smart Growth Overlay revises several aspects of the standard commercial development regulations contained in the Franklin County Zoning Resolution. The proposed regulation follows “Smart Growth” principles: mixing land uses, providing a variety of transportation choices, building a strong sense of place, all while making development decision predictable, fair and cost effective.

Below is an overview of the significant changes:

- Brings buildings closer to the street for better pedestrian orientation
- Reduces minimum number of required parking spaces
- Modestly increases landscaping requirements
- Relocates parking to the side and rear of buildings
- Limits types and height of signs
- Introduces bicycle parking requirement
- Requires sidewalks and increased pedestrian orientation
- Authorizes mixed-use development by permitting residences (townhomes, apartments and condominiums) on commercially-zoned property

Included after this staff report are illustrations detailing some of the specific Smart Growth Overlay provisions.

Many of the Smart Growth Overlay provisions are substantially similar to regulations used by the city of Columbus. Those regulations have been successfully applied to commercial corridors throughout the City, testifying to the Smart Growth Overlay’s reasonableness and potential for reaching its goals of attractive, sustainable development and redevelopment in the Westland Area.

### **Area Plan**

The area to which the Smart Growth Overlay will apply is contained within the Westland Area Interim Development Framework’s planning area boundaries. The framework specifically calls for improved development standards. Thus the proposed Smart Growth Overlay complies with the plan.

### **Staff Recommendation**

Staff recommends approval of the proposed text amendment.

### **Planning Commission**

At the March 9, 2011 meeting, Planning Commission recommended approval of the proposed text amendment.

### **Rural Zoning Commission**

At the October 26, 2011 meeting, Rural Zoning Commission recommended approval of the proposed text amendment.

### **Board of County Commissioners**

At the January 31, 2012 meeting, the Board of County Commissioners tabled the proposed text amendment to the January 2013 meeting.



#### Commissioners

Paula Brooks, President  
Marilyn Brown  
John O'Grady

#### Economic Development & Planning Department

James Schimmer, Director

Proposal for

# Zoning Text Amendment

Franklin County Zoning Resolution

## Origin of Amendment

- ☒ Motion by the Rural Zoning Commission
- ☐ Resolution by the Board of County Commissioners
- ☐ Application by land owner

## Case Number

ZON-10-04

## Applicability

- ☐ All townships under Franklin County Zoning
- ☒ The following townships only:  
Franklin

## Meeting Dates

Review Body	Date
Planning Commission	7/13/11
Rural Zoning Commission	10/26/11
Board of Commissioners:	1/31/12

## Sections to Amend

Section	Title
670	Smart Growth Overlay

#### Reason for amendment

To amend the Franklin County Zoning Resolution, to apply the Smart Growth Overlay to certain areas of Franklin Township, as per the Westland Area Interim Development Framework.

## Amendment Text

Additions appear in underline. Deletions appear in ~~strikethrough~~.

- ☒ Amendment text appears on a separate sheet
- ☐ Amendment text appears below:

Additions appear in underline. Deletions appear in ~~strikethrough~~.

## SECTION 670 – SMART GROWTH OVERLAY

### 670.04 - ESTABLISHMENT OF DISTRICT

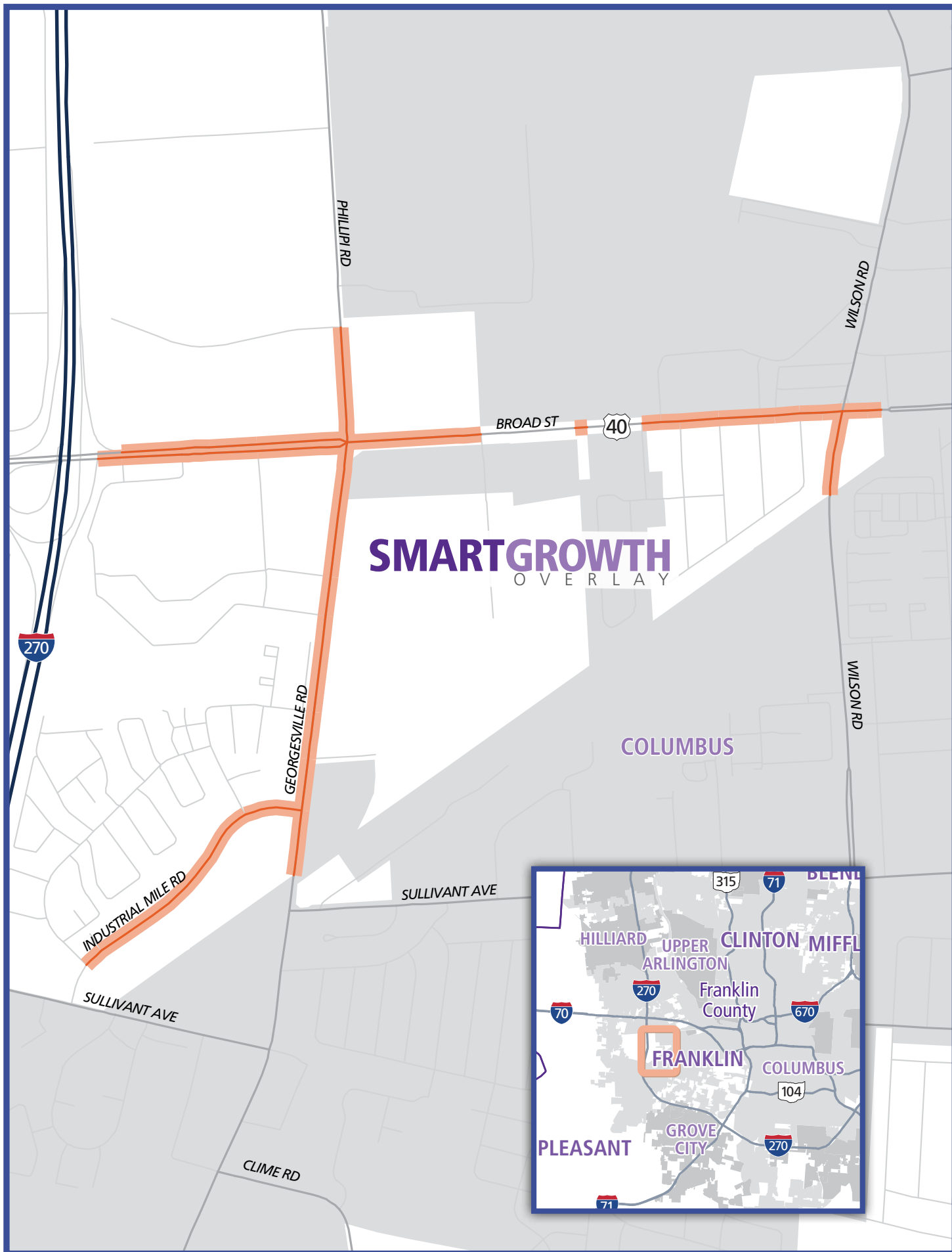
The Smart Growth Overlay District is hereby established. The district applies to the following areas:

**670.042 Primary streets** - For the purposes and requirements of a Smart Growth Overlay area, the term “primary street” means all of the following:

- a) Agler Road
- b) Alkire Road
- c) Brown Road
- d) Cleveland Avenue
- e) Executive Parkway
- f) Frank Road
- g) Georgesville Road
- h) Harrisburg Pike
- i) Industrial Mile Road
- j) Innis Road
- k) London-Groveport Road
- l) Morse Road
- m) Norton Road
- n) Phillipi Road
- o) Stelzer Road
- p) Sunbury Road
- q) Valley Quail Boulevard South
- r) West Broad Street
- s) West Mound Street
- t) Westerville Road
- u) Wilson Road

**670.062 Applicability area** - . The provisions of the SGO shall apply to properties that front any primary street defined above within the following areas:

- a) Blendon Township
- b) Clinton Township
- c) Franklin Township, except for those areas:
  - a. That front Phillipi Road north of the Surface Road intersection.
  - b. That front Wilson Road north of West Broad Street.
- d) Mifflin Township
- e) Pleasant Township



# SMARTGROWTH OVERLAY

The *Smart Growth Overlay* is a set of proposed changes to the Franklin County Zoning Resolution that modifies design standards for building location, landscaping and parking. *Smart Growth Overlay* standards differ from the traditional suburban-style

standards commonly found in zoning regulations. The overlay makes development more attractive and accessible to pedestrians and motorists alike. These improved standards will support economically successful commercial corridors.

## The *Smart Growth Overlay* addresses the following:

### Accessibility

- 5' wide sidewalks
- Bicycle parking
- Building entrances face main roads
- Walkways from sidewalk to entrances

### Uses

- No new limits on land uses within each zoning district
- Allow condominiums & apartments in commercial districts

### Design

- Orient buildings toward main road
- 16' minimum building height
- Incorporate architectural features to break up long façades

### Setbacks

- 25' front setbacks along main roads
- Maximum side-yard setbacks

### Landscaping

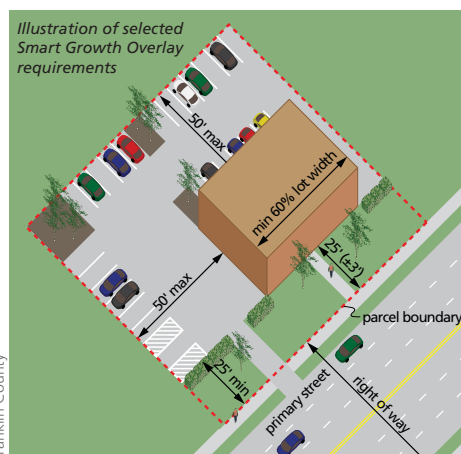
- Landscape front yards
- Plant shade trees along street
- Trees & landscaping in parking lot

### Parking

- Parking lots at side or rear
- Drive-thru windows face side or rear
- Reduce minimum required parking
- Screen parking lots

### Signage

- Ground-mount monument-style signs
- Pedestrian-scale sign height
- Limit number and size of signs



## The *Smart Growth Overlay* applies in select areas:

### Blendon Township

- Cleveland Avenue
- Executive Parkway
- Morse Road
- Sunbury Road
- Westerville Road

### Clinton Township

- Cleveland Avenue
- Innis Road

### Mifflin Township

- Agler Road
- Innis Road
- Morse Road
- Stelzer Road
- Westerville Road

### Pleasant Township

- Alkire Road
- Harrisburg Pike
- London-Groveport Road
- Norton Road

### Franklin Township

- Frank Road
- Georgesville Road
- Harrisburg Pike
- Industrial Mile Road
- Mound Street
- Phillipi Road
- W. Broad Street